

049.0

0003

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

862,600 / 862,600

USE VALUE:

862,600 / 862,600

ASSESSED:

862,600 / 862,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
66		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HILL ROBERT F JR	
Owner 2:	
Owner 3:	

Street 1: 19 WARBLER SPRINGS RD

Street 2:

Twn/City: LINCOLN

St/Prov: MA Cntry: Own Occ: N

Postal: 01773 Type:

PREVIOUS OWNER

Owner 1: HILL ROBERT F -	
Owner 2: -	

Street 1: 70 BEVERLY ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,927 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1859, having primarily Vinyl Exterior and 2800 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4927		Sq. Ft.	Site		0	70.	1.04	11			Med. Tr	-10					357,722						357,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										34787
										GIS Ref
										GIS Ref
										Insp Date
										06/08/09
										!4140!
										PRINT
										Date Time
										12/10/20 19:12:37
										LAST REV
										Date Time
										03/02/19 12:56:51
										apro
										4140
										ASR Map:
										Fact Dist:
										Reval Dist:
										Year:
										LandReason:
										BldReason:
										CivilDistrict:
										Ratio:

PREVIOUS ASSESSMENT										Parcel ID	049.0-0003-0003.A
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	105	FV	504,900	0	4,927.	357,700	862,600	862,600	Year End Roll	12/18/2019	
2019	105	FV	408,500	0	4,927.	357,700	766,200	766,200	Year End Roll	1/3/2019	
2018	105	FV	408,500	0	4,927.	240,200	648,700	648,700	Year End Roll	12/20/2017	
2017	105	FV	384,100	0	4,927.	230,000	614,100	614,100	Year End Roll	1/3/2017	
2016	105	FV	384,100	0	4,927.	209,500	593,600	593,600	Year End	1/4/2016	
2015	105	FV	323,200	0	4,927.	168,600	491,800	491,800	Year End Roll	12/11/2014	
2014	105	FV	323,200	0	4,927.	150,800	474,000	474,000	Year End Roll	12/16/2013	
2013	105	FV	335,400	0	4,927.	143,100	478,500	478,500		12/13/2012	

SALES INFORMATION										TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
HILL ROBERT F,	57313-492		8/18/2011	Convenience		1	No						
	15941-381		12/1/1984		187,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
10/10/2012	1284	Manual	10,000	C						6/25/2018	Mail Update	MM	Mary M
8/18/1994	423	Manual	50,000					REPAIR FIRE DAMAGE		4/18/2013	Info Fm Prmt	EMK	Ellen K
										6/8/2009	Measured	189	PATRIOT
										2/11/2000	Mailer Sent		
										2/11/2000	Measured	197	PATRIOT
										11/1/1981		MM	Mary M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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